

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 George Street, Windsor Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$900,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Windsor

Period - From

21/08/2024

to

20/08/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	82 Wellington St ST KILDA 3182	\$850,000	14/03/2025
2	1/11 St Edmonds Rd PRAHRAN 3181	\$870,000	26/02/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/08/2025 10:12

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2 2 1

Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$900,000
Median Townhouse Price
21/08/2024 - 20/08/2025: \$1,100,000

Comparable Properties



82 Wellington St ST KILDA 3182 (VG)

1 - -

Agent Comments
Town residence, 0.73km from subject property

Price: \$850,000
Method: Sale
Date: 14/03/2025
Property Type: Flat/Unit/Apartment (Res)



1/11 St Edmonds Rd PRAHRAN 3181 (REI/VG)

2 1 1

Agent Comments
Townhouse, 0.52km from subject property

Price: \$870,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Single)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.